



**DRAFT  
PLANNING & COMMUNITY  
DEVELOPMENT COMMITTEE**

**March 9, 2009  
MINUTES**

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**I. CALL TO ORDER**

Chair Lynn Norman called the meeting to order at 5:00 p.m. in the Council Chambers located on the first floor of Auburn City Hall, 25 West Main Street, Auburn, WA. Committee members present were: Chair Lynn Norman, Vice Chair Nancy Backus and Member Rich Wagner.

Staff members present included: Director Cindy Baker, Assistant Director Kevin Snyder, Principal Planner Elizabeth Chamberlain, City Engineer Dennis Selle, Utilities Engineer Dan Repp, Human Services Manager Michael Hursh, Water Quality Programs Coordinator Chris Thorn, Financial Planning Manager Karen Jester, City Attorney Dan Heid and Planning Secretary Renee Tobias.

Audience Members included:

**II. APPROVAL OF MINUTES**

**A. February 23, 2009**

Member Backus moved to approve the minutes from the February 23, 2009 meeting as submitted, seconded by Member Wagner.

MINUTES APPROVED UNANIMOUSLY 3-0.

**B. Special Meeting - February 26, 2009**

Member Backus moved to approve the minutes from the February 26, 2009 meeting as submitted, seconded by Member Wagner.

MINUTES APPROVED UNANIMOUSLY 3-0.

**III. ACTION**

**A. Resolution No. 4458 – Olympic Leadership Academy Program Grant**

Parks, Arts & Recreation Director Daryl Faber provided background information, stating the Olympic Leadership Academy is in its fifth year at Olympic Middle School. The \$50,000 grant is offered in partnership with the Auburn School District through December 31, 2009. In response to Committee's question, Mr. Faber stated that the School District contributes towards the paraprofessionals that work on the education component and space.

Member Backus moved to forward Resolution No. 4458 on to full Council for approval; seconded by Member Wagner.

MOTION WAS APPROVED UNANIMOUSLY 3-0.

**B. Resolution No. 4463 – 2008 Consolidated Annual Performance & Evaluation Report**

Human Services Manager Michael Hursh distributed the 2008 Consolidated Annual Performance and Evaluation Report. Public comment is scheduled for the March 16, 2009 City Council meeting. Committee provided direction on wording for item II.G – Other Actions: Neighborhood Revitalization.

Member Backus moved to forward Resolution No. 4463 on to full Council for approval; seconded by Member Wagner.

MOTION WAS APPROVED UNANIMOUSLY 3-0.

**IV. DISCUSSION****A. Ordinance No. 6226 – 2009-2010 Budget Amendment**

Financial Planning Manager Karen Jester distributed an amended Budget Amendment #1, noting for the Committee that the changes from the packet copy included reducing the number of frozen positions from 16 to 12 - two police officers, one court clerk and one corrections officer positions. Committee had no questions for Ms. Jester.

**B. Resolution No. 4453 – 2009 Stormwater Management Program**

Water Quality Programs Coordinator Chris Thorn presented the updated Stormwater Management Program for 2009. The City is half way through its five-year permit cycle for the storm water permit issued by the Department of Ecology. Part of the requirements is that the City has a Stormwater Management Program and that the program is updated every year. Another permit requirement discussed was the Annual Report, which details activities completed through December 31, 2008. Mr. Thorn noted that the 2009 Stormwater Management Report describes the City's current and planned compliance activities for 2009. The public review and comment period has begun and there will be a Public Hearing at the March 16, 2009 City Council meeting.

Committee and Mayor Lewis noted that this is a State mandate without any financial assistance to cities or means to carry them out. Staff reported that the City's consultant from Brown & Caldwell is preparing an evaluation of the cost impacts of permit compliance on the City and will be folding that into the utilities financial assessment.

**C. Art Murals**

Parks, Arts & Recreation Director Daryl Faber stated that the Arts Commissioners plan to review several possible locations for a mural along the railroad corridor that may be completed in the summer 2009. The Arts Commissioners discussed that this mural project could potentially provide an opportunity to learn, develop and establish processes for future mural inquiries. The Arts Commission is drafting a policy regarding the creation, placement and review of murals for the Council's review and adoption.

Member Wagner, Council representative to the Arts Commission, clarified that the Arts Commissioners are eager to have some role in defining the process and PCD Committee would create the policy. Arts Commission and staff will research other jurisdictions' processes and policies and will have a draft administrative process for the PCD Committee by the end of the year.

Committee briefly discussed oversight and approval of City funded art projects and the extent of oversight for private murals/projects. Planning Director Cindy Baker read the Auburn City Code 18.28.050.3(e), C-2 Central Business District, regarding murals. Principle Planner Elizabeth Chamberlain shared that the murals referenced in Auburn City Code 18.29.040.H – Downtown Urban Center, fall under incentives for additional floor area ratio if the developer adds public art to their project.

At 5:31 p.m. Mayor Lewis recessed the meeting to executive session for approximately 5 minutes in order to discuss potential litigation pursuant to RCW.42.30.110(1)(i). The meeting reconvened at 5:37 p.m.

**D. Resolution No. 4459 – West Hill Drainage Moratorium Amendment**

Utilities Engineer Dan Repp provided background information on Resolution No. 4300, West Hill Drainage Moratorium and subsequent amendments. Staff have worked with King County and current land development owners affected by the moratorium to identify potential solutions for drainage issues in the valley floor.

Staff recommends that the moratorium be amended with language from FEMA and National Marine Fisheries Service requirements for floodplains. Furthermore, the proposed language will allow flexibility by allowing individual owners to seek development during the moratorium so long as the development mitigates in the discretion of the City Engineer any and all impacts of storm water run-off created or increased by said development.

Assistant Public Works Director Dennis Selle drew the Committee's attention to Section 1.A. of the proposed resolution and asked for clarification regarding the type of development the Committee wants to allow within the moratorium boundary subject to mitigation any of drainage impacts from the development. The Committee indicated that they wanted to limit the type of development to be residential in nature, but would like to see a larger scaled and more detailed moratorium map that includes zoning and flood plain information.

Assistant Public Works Director Dennis Selle also discussed with the Committee how to address properties that were divided by the moratorium boundary lines. The Committee generally wants only the portion of the property within the moratorium to be subject to the moratorium requirements, but asked staff to provide a larger scaled moratorium map that clearly shows property lines and the moratorium boundaries.

Discussion ensued on how to treat applications for properties that are partially in the moratorium area. Assistant Public Works Director Dennis Selle stated that the staff will provide a larger scale map indicating the moratorium boundaries, property lines, zoning, and flood plain when staff brings back the issue to Council for action.

**V. INFORMATION****A. Director's Official Decisions and Report**

- None

**B. PCDC Status Matrix**

- The Committee did not have changes for the matrix.

**C. Information**

- Member Wagner updated the Committee on the status of the Community Center. The next meeting is scheduled for March 25, 2009.
- Mayor Lewis updated the Committee on the City's activities and projects with the Federal Stimulus Package. Mayor shared ideas that the City and Chamber of Commerce are working on to encourage residents to shop and dine in Auburn and asked that further ideas be brought forward.

**VI. ADJOURNMENT**

There being no further business to come before the Planning and Community Development Committee, Chair Norman adjourned the meeting at 6:08 p.m.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2009.

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Lynn Norman, Chair

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Renee S. Tobias, Planning Secretary